

DEVELOPMENT STANDARDS May 13, 2020

General Provisions

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- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Plainwood, LLC to accommodate the development of a residential community on that approximately 7.81 acre site located on the south side of Plainwood Drive, east of Brookshire Boulevard, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 039-042-10 and 039-046-02.
- The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the
- Unless the the Rezoning Plan or these Development Standards establish more stringent ds, the regulations established under the Ordinance for the R-12 MF zoning shall govern the development and use of the Site.

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- The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal public streets and private drives depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Society 6 207 of the Ordinards Permitted Uses/Development Limitations applied for by the then owner c Section 6.207 of the Ordinance.

The Site may be devoted only to a residential community containing a maximum of 93 single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the R-12 MF zoning district.

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Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.

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Transportation

pe and Buffers

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- Petitioner Site's fron shall install an 8 foot wide planting strip and a 6 foot wide sidewalk along the ntages on Plainwood Avenue and Black Avenue as depicted on the Rezoning
- Buffers shall be established on the Site as required by the Ordinance and as depicted on the Rezoning Plan, and such buffers shall conform to the standards of Section 12.302 of the Ordinance. Pursuant to the Ordinance, Petitioner may reduce the required width of a buffer by 25% by installing a berm that meets the standards of Section 12.302(8A) of the Ordinance or a fence that meets the standards of Section 12.302(8) of the Ordinance as applicable.
- In the even devoted to may redu nt that an adjacent parcel of land is either rezoned to a zoning district or a use that eliminates or reduces the buffer requirements on the Site, Petitioner or eliminate, as the case may be, the relevant buffer areas accordingly.
- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- The maximum height of any freestanding lighting fixtures installed on the Site, excluding street lights located along public streets, shall be 21 feet.

- ent of the Site shall comply with the Tree Ordinance.
- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

	1.5% (2.00% MAX) (2.00% MAX) 2:1 CUT MAX. 3:1 FILL MAX.	(MIN)	R/W	R/W
SURFACE COURSE	SLOPE 3/8	8'-6"	37' R/W (MINIMUM)	50' R/w (TOTAL)

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- : Ξ Lighting

Environmental

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- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- Binding E Developm Effect of the Rezoning Documents and Definitions

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- Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

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ence to the Ordinance herein shall be deemed to refer to the requirements of the in effect as of the date this Rezoning Petition is approved.

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6.

All corner/end units that face a public or private street shall have provisions that limit the maximum blank wall expanse to 10 feet on all building levels.

Each single family attached dwelling unit shall have a covered front stoop. The front stoop may be covered by an awning, canopy, roof extension or other architectural feature

N32°27'30"W S69°27'20"E S64°51'09"W N52°03'09"E S62°01'41"W N72°16'57"E S72°08'58"W N17°50'59"W S72°01'57"W N62°01'41"E S61°59'52"W N52°04'25"E S72°13'18"W S72°13'18"W

Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.

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7.

Each single family attached dwelling unit shall have a garage.

9.

Walkways shall be provided to connect all residential entrances to the driveways.

Garage doors visible from public streets shall minimize the visual impact by providing a minimum setback of 12 inches from the front stoop protrusion (the street edge of the front stoop protrusion) and shall have an additional architectural treatment such as translucent windows.

| L9 | L9 | L10 |

150.15 106.09 149.94 12.01 65.20 116.50 125.72 150.80 71.70 14.74 40.00

N61'59'52"E \$28'26'31"E N72'57'18"E N05'38'02"E N05'38'02"E \$52'04'25"W \$52'48'34"W N17'43'31"W N72'20'51"E

10.

Buildings containing single family attached dwelling units fronting public or private network required streets shall be limited to 5 individual units or fewer. The number of individual units per building should be varied in adjacent buildings if multiple 5 unit buildings are adjacent.

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The actual widths of the single family attached dwelling units to be constructed on the Site may vary from the widths depicted on the Rezoning Plan.

All residential entrances within 15 feet of a public sidewalk shall be raised a minimum of 12 inches from the average grade of the public sidewalk.

63.18 75.13 104.13 12.02 19.02 14.79 79.44

BEARING D

DISTANCE

CURVE C1

The maximum height of the single family attached dwelling units to be constructed on the Site shall be governed by the Ordinance.

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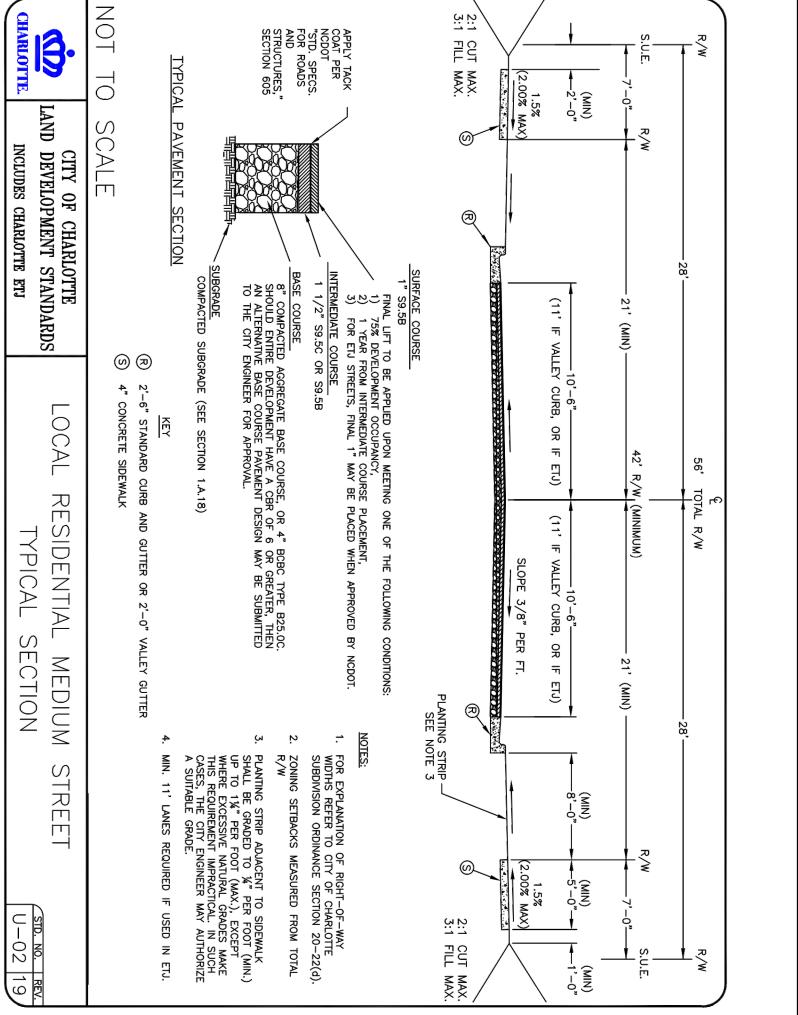
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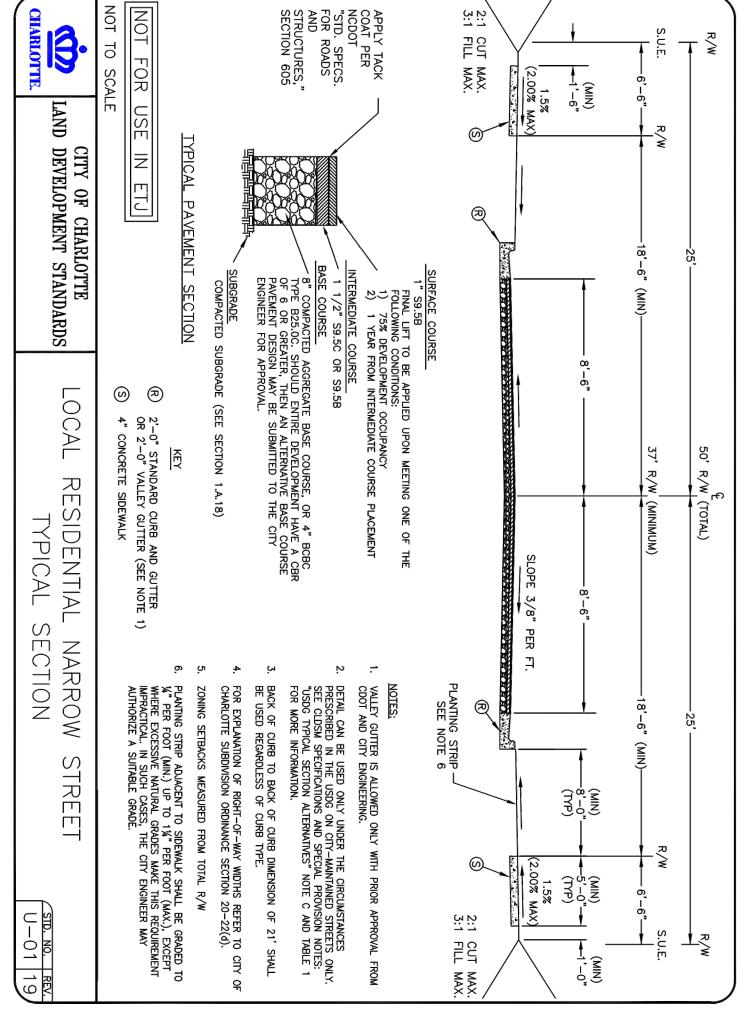
Architectural Standards

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Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing

The Site will be served by internal public streets and private drives. Minor adjustments to the locations of the internal public streets and private drives shall be allowed during the construction permitting process.





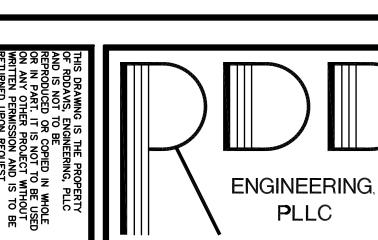


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Date Drawn Sht. Set / Subset	RDD Drawn By	RDD Project Engineer

Project	PLAINWOO TOWNHOMES CHARLOTTE
Sheet Title	REZONING_PLA R12MF

	PLAINWOOD TOWNHOMES
	CHARLOTTE
ile	REZONING_PLAN R12MF

PLAINWOODLLC



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